



6, Fir Park

Usselby | Market Rasen | LN8 3YL

£249,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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Fir Park | Usselby

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The property is situated between Market Rasen and Caistor on a good size plot of approx. 0.589 of an acre which incorporates a paddock of 0.281 approx. Built in the early 1900's of none standard construction this bungalow provides a dining kitchen, lounge, two bedrooms, bathroom and conservatory. The extensive gardens and paddock allow you ample outdoor space to create your own country living or ideal for redevelopment subject to approvals.

- A Generous Size Plot
- Good access to Market Rasen, Caistor, Airport and the Coast
- Paddock 0.281 approx.
- Potential for Re Development

Entrance Porch.

11'7 x 7'05 (3.53m x 2.26m)

Upvc external door leads into a tiled floor porch with widows to three sides and with electric power points, door to

Kitchen Area

7'3 x 4' (2.21m x 1.22m)

with stainless steel basin and drainer mounted on a base unit with complementary work top and space for an electric cooker, extractor fan above. Window opens into porch. Tiled floor and part tiled walls.





Bathroom

7'01 x 6'10 (2.16m x 2.08m)

with a three piece bathroom suite comprising low flush WC, pedestal basin and panelled bath with mixer tap including a shower head and shower screen. Upvc window, extractor fan, heated ladder towel rail and tiled floor and walls.

Dining kitchen

11'6 x 9'05 (3.51m x 2.87m)

on a raised level approach from the kitchen area, with a tiled floor, central heating radiator, wall mounted LPG fired boiler, a selection of oak wall and base units with complementary work top and patio doors to conservatory.

Conservatory

8'05 x 7' (2.57m x 2.13m)

of solid base and timber construction, with tiled floor and French doors open into rear garden.



Bedroom One

14'8 x 10'5 (4.47m x 3.18m)

wood double glazed window to rear elevation, central heating radiator, fitted double wardrobe and loft access.

Bedroom Two

10'6 x 8'8 (3.20m x 2.64m)

wood double glazed window to front elevation and central heating radiator.



Lounge

13'08 x 12'02 (4.17m x 3.71m)

tiled fire surround, central heating radiator and wood double glazed window to front elevation.





Garden

The front of the property access is through a farm style gate which opens onto a sizable gravel drive sufficient to park several vehicles, the borders of the property are living hedges with sporadic trees and planting beds.

The large rear garden is also secured with a hedge and some fence, laid mainly to lawn with planting beds and wildlife pond, to the rear of the back garden there has been an orchard and fruit bed, access to the paddock and stable.

Outbuildings

A large wooden shed is situated to the rear with a further potting shed and a stable with provision for two horses.

Paddock

The paddock (0.281 acre) is positioned to the right of the property with it's own gate access from the road and also accessible from the rear garden of the property, with hedge boundary and some fence.

Services

Mains Electric.

Mains Septic Tank.

LPG Heating.

Additional Information

Tenure: Freehold

EPC Rating: TBA

Council Tax: B

Plot Size: 0.589 approx.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.